

# The Plan For Chesterfield

## **Chesterfield County's Comprehensive Plan**

Reformatted February 1995  
Latest Amendment: October 2005

Prepared By  
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The latest version of the *Plan For Chesterfield* can be viewed at  
[www.chesterfield.gov/plan](http://www.chesterfield.gov/plan)

Copies of this Plan are available for sale at the Planning Department and for review at all branches of the Chesterfield County Public Library.

*Providing a FIRST CHOICE community  
through excellence in public service*

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## **Supporting Documentation and Ordinances For *The Plan For Chesterfield* Chesterfield County, Virginia**

The following is a comprehensive list of supporting documentation and ordinances for recent plans contained in the *Plan For Chesterfield*. Items officially adopted by the Board of Supervisors are italicized. Copies of these documents are available at the Chesterfield Planning Department. For more information, contact Barbara Fassett at 804/748-1081 or FassettB@co.chesterfield.va.us.

### **Midlothian Area Community Plan (1989)**

- Midlothian Area Community Plan Excerpt: The version in the *Plan For Chesterfield* is an excerpt. The full plan is available for review at the Chesterfield County Planning Department.
- *Village of Midlothian Technical Manual*: This manual, adopted by the Board of Supervisors in 1991, provides standards for any landscape improvements within Midlothian Village.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan outline development requirements in the Midlothian Village core and fringe.

### **Upper Swift Creek Plan (1991)**

- *Upper Swift Creek Watershed Zoning Ordinance Amendments*: Amendments adopted at the same time as the plan outline regulations relating to water quality.

### **Rt. 360 Corridor Plan (1995)**

- *Route 360 Corridor Design Guidelines*: Adopted as part of the 1995 plan, these guidelines will help implement its design goals.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan outline specific development requirements along the corridor between Courthouse Road and Chippenham Parkway.
- Route 360 Market Trends Study: A private consultant market analysis of the corridor.
- *Visual Resources Inventory For the Route 360 Corridor Study*: A study of the visual resources along the Route 360 corridor.
- *The Route 360 Corridor Community Profile*: Background information and analysis for the plan.

### **Jefferson Davis Corridor Plan (1993)**

- *The Jefferson Davis Corridor Community Profile*: Background information and analysis for the plan.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan outline development standards along the corridor.

### **Southern and Western Area Plan (1993)**

- *Visual Resources, Southern and Western Area* : A study of the visual resources in the Southern and Western Area.
- *The Southern and Western Area Plan Technical Report*: Background information and analysis for the plan.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan outline requirements for new development to connect to public water, and, in certain areas, connection to public sewer.

### **Ettrick Village Plan (2004)**

- *A Phase I Architectural Survey of A Portion of The Village of Ettrick*: An architectural survey of buildings along Chesterfield Avenue in Ettrick.
- *Additional Phase I Architectural Survey of A Portion of The Village of Ettrick*: An architectural survey of buildings along in lower Ettrick.
- *Village of Ettrick Design Manual*: Guidelines to encourage appropriate renovation to existing structures and desirable new construction in the Ettrick business core area.

- Supporting Ordinance Amendments: Amendments adopted at the same time as the plan outline development requirements in the Ettrick Village core.

### **Riverfront Plan (1997)**

- Chesterfield Riverfront Plantings: A brochure guide for riverfront property owners interested in improving the habitat value of their land.
- Riverfront Plan Technical Report: Background information and analysis for the plan (unpublished, but on-file).

### **Eastern Midlothian Plan (1998)**

- Analysis Of The Potential For Activity In The Eastern Midlothian Turnpike Area of Chesterfield County: A private consultant market analysis of the corridor.
- Supporting Ordinance Amendments: Amendments adopted at the same time as the plan outline certain uses permitted by right and with certain restrictions for C-5 uses in the planning area.

### **Route 288 Corridor Plan (1999)**

- Supporting Ordinance Amendments: Amendments adopted at the same time as the plan relate to the use of public water and sewer lines, and development standards in the area.

### **Eastern Area Plan (Consolidated) (2002)**

- Supporting Ordinance Amendments: Amendments adopted at the same time as the plan relate to the development standards and setbacks in the area.

### **Matoaca Village Plan (2003)**

- Supporting Ordinance Amendments: Amendments adopted at the same time as the plan relate to the commercial development standards in the area, creation of an rural conservation (R-C) zoning district, updated the Subdivision and Utility Ordinances to continue the requirement for mandatory water and sewer, and updated the Visual Resources Analysis to include area thoroughfare roads as scenic corridors.

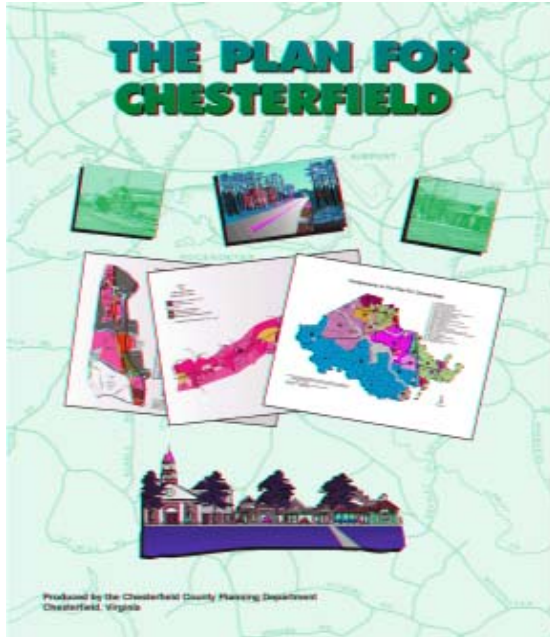
**Plan For Chesterfield Summary** – A compilation of the major elements of the *Plan For Chesterfield*, this eight-page brochure also contains a stylized Countywide map of general land use plan recommendations.

GL  
Last Updated 7/05



# Introduction To The Plan For Chesterfield

Adopted By The Chesterfield County  
Board of Supervisors  
February 9, 2000  
Amended October 12, 2005



Chesterfield County is a special place with a unique character, culture and history that distinguishes this community from other localities across America. The Plan for Chesterfield is the overall guide, or "comprehensive plan" used to manage Chesterfield County's physical growth and redevelopment. The primary reason for having a comprehensive plan is to enable citizens, businesses, property owners and local government officials to anticipate changes and plan constructively for our future.

*Demographic and economic information about Chesterfield County is available in two annual reports, the "Chesterfield County Demographic and Economic Profile," and "The Chesterfield County Residential Development Report." Copies of both reports are available at the Chesterfield County Planning Department, and are downloadable from the Internet at [www.chesterfield.gov/plan](http://www.chesterfield.gov/plan).*

## Major Elements of The Plan for Chesterfield

### AN APPROACH TO REASONABLE GROWTH MANAGEMENT

The foundation of The Plan for Chesterfield is orderly development as an overall approach to managing the County's future growth. Orderly development means that future growth should be directed into appropriate locations within existing, developed areas with fringe development being an orderly extension beyond current developed areas.

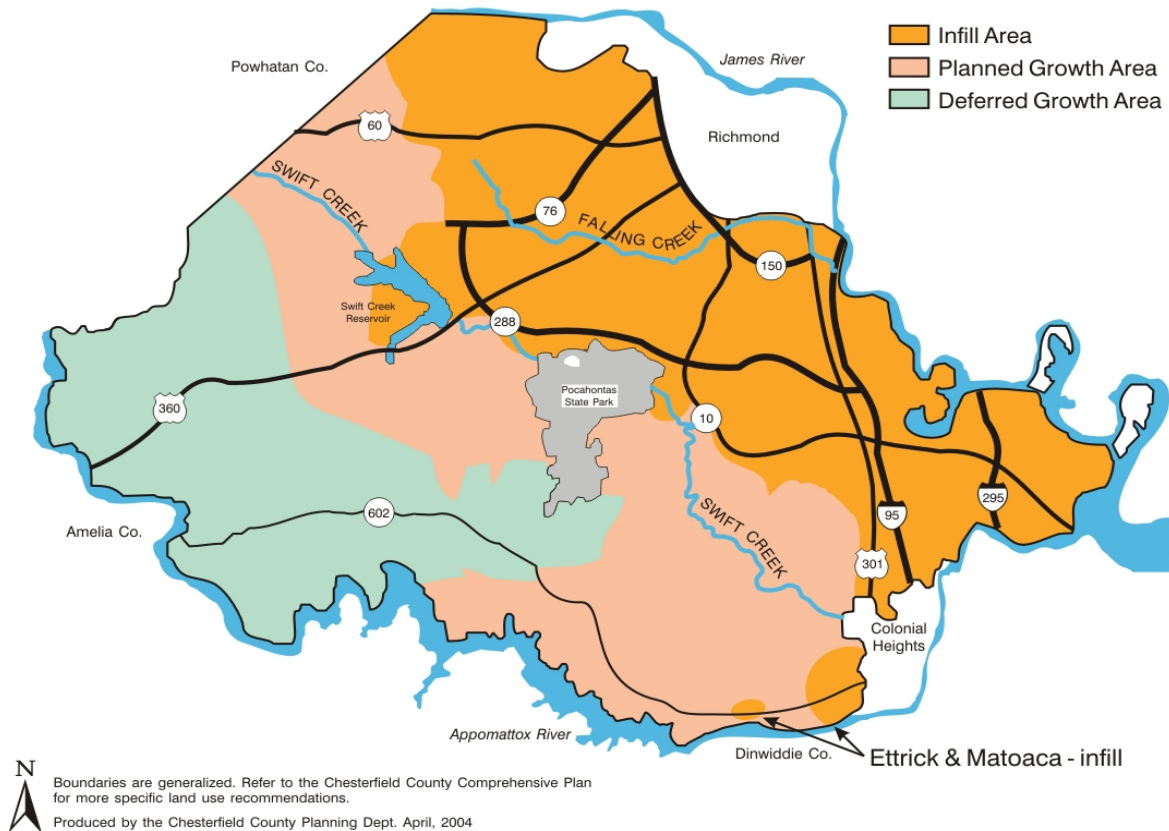
The Plan for Chesterfield strives to manage growth by:

- Fostering an orderly and generally predictable pattern of development.
- Making land use recommendations that consider market forces as they attempt to shape growth and development patterns and types.
- Designating key locations for economic development and carrying it out in a quality fashion that respects the land and environment so that it is sustainable in the long run.
- Providing a variety of residential areas allowing residents a choice of neighborhood and living environments.
- Providing information to make more informed development decisions.
- Providing a land use planning process and policy framework as a basis for decision and actions related to the use of land and assuring an adequate factual base for such decisions and actions.
- Promoting a timely, orderly and efficient arrangement of public facilities and services to serve existing and future development.

### ECONOMIC DEVELOPMENT

Sustaining a healthy economy requires an effective economic development approach that is designed to improve the standard of living and quality of life for Chesterfield County citizens.

## Chesterfield County Development Strategy



*As shown on this map, the deferred growth area in the southwestern section of the County is designated a Rural Conservation Area, where significant development is recommended to be deferred until a future date.*

The Plan for Chesterfield supports economic development by:

- Identifying and protecting key sites for future industrial and commercial uses.
- Emphasizing the importance of quality growth and the responsible use of existing and proposed infrastructure.
- Providing suitable employment opportunities and a stable diversified economic base.
- Providing employment sites throughout the County with major office, industrial and commercial sites at the Route 288 interchanges.

### SHAPING THE CHARACTER

The Plan for Chesterfield strives to shape the character of the County's development by preserving the natural and rural beauty of the County and molding development into well-designed and attractive communities of special character.

The Plan for Chesterfield and its implementing ordinances shape the character of development by:

- Preserving functionally and visually distinct communities.
- Preserving rural character.
- Fostering quality architectural design.

- Preserving historic villages and creating new mixed use centers as community focal points.



*New shopping centers should be architecturally compatible with nearby historic buildings*

## IMPORTANT RESOURCES

The Plan protects the environment and enhances the County's quality of life by recommending planning and design that preserves environmental functions and protects important environmental, cultural and historic resources.

The Plan for Chesterfield strives for:

- Making land use recommendations that take into consideration the conservation and wise use of the County's natural resources.
- Shaping appropriate development and public access along the 75 miles of James and Appomattox Riverfront.



*Lake Chesdin*

- Promoting environmental protection within the County by instituting protection measures in combination with broader land use policies.
- Preserving the quality of the County's streams, reservoirs and rivers.
- Identifying and encouraging the preservation of lands, sites, and structures that have archaeological and/or historic significance.
- Developing and promoting open space corridors as a framework to protect the natural environment and scenic values and provide outdoor recreation opportunities.

## NEIGHBORHOODS

Neighborhoods are the building blocks of Chesterfield County and the County's quality of life is determined by their livability and character.

The Plan for Chesterfield works toward assisting the County's established neighborhoods and commercial areas to remain healthy or regain lost health by:

- Raising citizen awareness of critical issues facing their neighborhoods.
- Assisting neighborhoods to become proactive in their efforts to keep their neighborhoods healthy.
- Recommending actions that stabilize and improve the vitality and health of established communities.

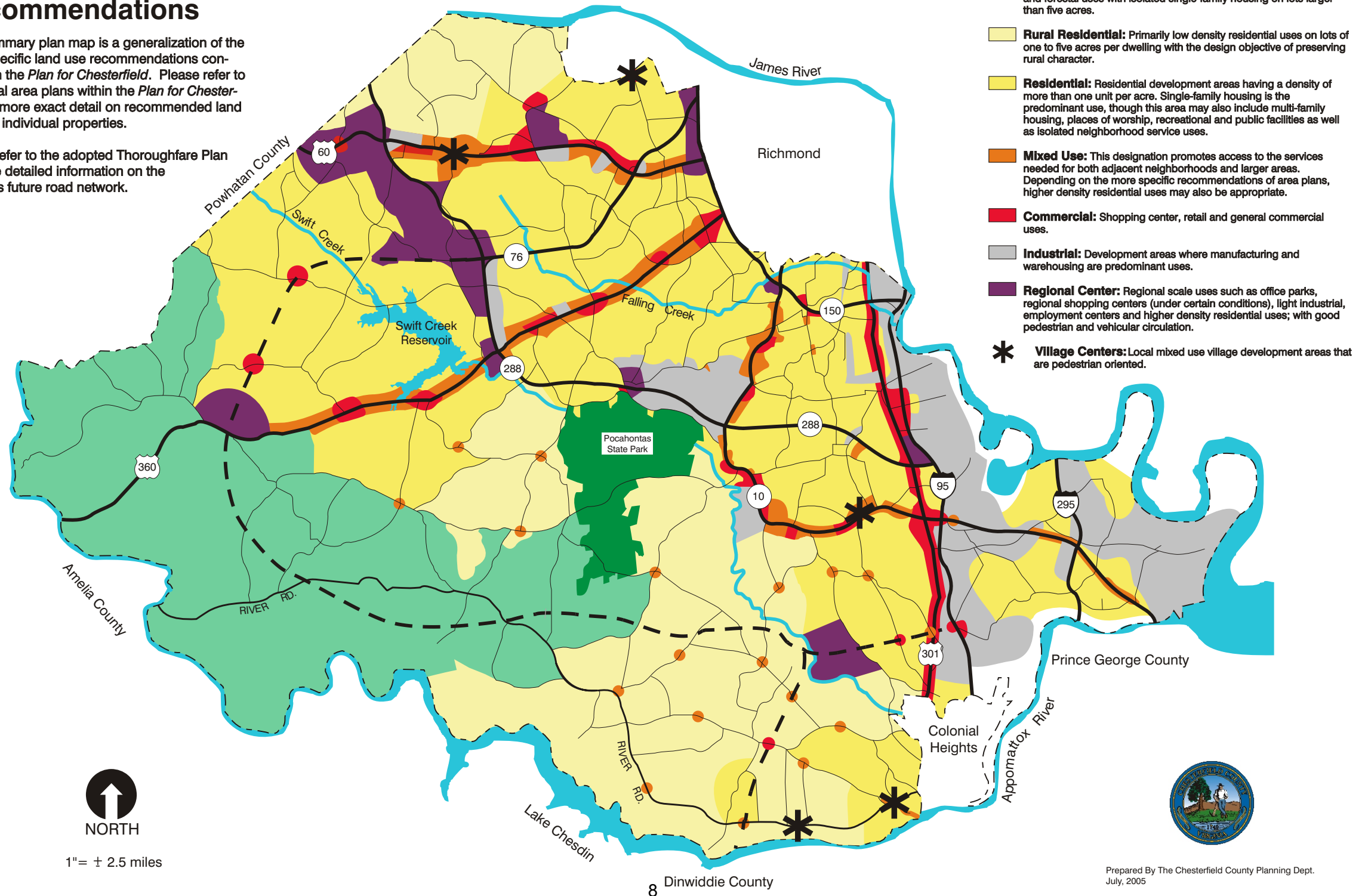
Affordable housing opportunities for homeowners and renters should be available to all who live and work in Chesterfield County. There should be an opportunity for people of various income levels to live in economically integrated neighborhoods. Affordable housing may be integrated into high density and mixed-use development projects and should be encouraged through more flexible zoning wherever possible.

# The Plan For Chesterfield

## Summary Land Use Recommendations

This summary plan map is a generalization of the more specific land use recommendations contained in the *Plan for Chesterfield*. Please refer to individual area plans within the *Plan for Chesterfield* for more exact detail on recommended land uses for individual properties.

Please refer to the adopted Thoroughfare Plan for more detailed information on the County's future road network.





## The Plan for Chesterfield Component Plans

### Planning Area

### Date Adopted

#### Introduction

February 9, 2000 (Amended 10/12/05)

#### Northern Planning Area

- Jahnke/Chippenham Plan July 27, 1983
- Jahnke/Chippenham Amendment October 23, 1985
- Powhite/Route 288 Development Area  
Land Use and Transportation Plan October 9, 1985
- Bon Air Community Plan April 9, 1986
- Northern Area Land Use and  
Transportation Plan August 13, 1986
- Alverser/Old Buckingham Plan January 13, 1988
- Midlothian Area Community Plan April 12, 1989
- Upper Swift Creek Plan February 13, 1991
- Huguenot/Robious/Midlothian Area Plan October 13, 1993
- Old Gun/Robious Area Plan June 22, 1994
- Rt. 360 Corridor Plan and Design Guidelines May 10, 1995
- Eastern Midlothian Plan April 22, 1998
- Rt. 288 Corridor Plan May 25, 1999

#### Central Planning Area

- Central Area Plan July 28, 2004
- Chester Plan July 27, 2005
- Jefferson Davis Corridor Plan June 23, 1993

#### Eastern Planning Area

- The Consolidated Eastern Area Plan September 18, 2002

#### Southern Planning Area

- Southern and Western Area Plan June 23, 1993
- Ettrick Village Plan January 14, 2004
- Southern Jefferson Davis Corridor Plan January 10, 2001
- Matoaca Village Plan November 12, 2003

#### Countywide/Special Plans

- Bikeway Plan Feb. 22, 1989
- Thoroughfare Plan Sept. 13, 1989
- Water Quality Plan November 13, 2002
- Public Facilities Plan April 14, 2004 (Amended 6/22/05)
- Riverfront Plan January 22, 1997

# Components of The Plan For Chesterfield

